



Adam's Run Homeowner's Association

P. O. Box 91003
Louisville, KY 40291

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From our President

BOARD MEMBERS

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Board Member

Nelson Davenport

Adam's Run Board Member Election Meeting

**October 15,
2020, 7 p.m.**

via Zoom

(see Adams Run Facebook for
Zoom link)

I hope all of our residents of Adam's Run are doing well during this time of uncertainty. Despite the challenges, it has been exciting to see so many taking a renewed interest in their property investment by making home improvements. From landscaping to roofing, we all have heard the whirl of power tools over the spring and summer months. Adam's Run HOA has been busy as well. Ongoing maintenance to beautify the entrances and islands around the community has attracted the attention of other neighborhoods. I was recently contacted by an HOA president of one of the adjacent communities inquiring about our landscaper. "Your neighborhood always looks nice."

Another sign of the current times is more families are getting out to meet their neighbors since many of us are stuck at home these days. This year the HOA has hosted several food trucks. I enjoyed the tasty treats and the opportunity to meet many of you. This may have never happened without the world slowing down just a little bit.

The HOA has also dedicated a tremendous amount of time and effort to reviewing and making proposed revisions to the current bylaws. The current ones date back to 1995! Since that time, there has only been one amendment that occurred in 2005. This is a monumental effort that we will keep you abreast of as we continue the process. In this newsletter, you will be hearing from our board officers on the various other projects that have been achieved this year.

I am proud of the time and effort that our HOA Board members give to this community. The role is completely voluntary, and yet they give it their all. But there is room for others to join. In October, we will be holding our annual election to elect new members to the board. Please consider taking an active role in the upkeep of our neighborhood. Now is a great time since our meetings will likely remain virtual well into 2021.

Blessings to every household in this wonderful neighborhood!

Terri Davenport
Adam's Run President

Adam's Run Facebook Page Reminders

This page was created for residents of Adam's Run to share pertinent information and get to know each other. The idea is to provide a space for updates, access information about upcoming events, etc. It also provides a venue to post items for sale or even better FREE treasures that one neighbor can offer another. You are welcome to highlight a business that you found favorable or promote your own.

There are only a few rules ---

1. Post in accordance with Facebook policy.
2. Be polite and civil. We can disagree if we must, but be adult about it. Remember, these are your NEIGHBORS that you are engaging with.
3. NO PROFANITY
4. NO PERSONAL ATTACKS ON ANYONE

Residents who fail to adhere may be muted (not able to view or post) for 24 hours.

Repeat offenders may be removed from the Adam's Run Facebook page to view or post.

Remember, if the information is not relevant for residents in this neighborhood, please save it for your own Facebook timeline.

Documents & Deeds Report

Adams' Run is a "deed restricted community"

This means that the developer of our subdivision attached certain restrictions to the properties that "run with the land." There are 10 distinct sections in our community and the restrictions, contained in the "Declaration of Covenants, Conditions and Restrictions" (CC&Rs) are slightly different for each section. You can download a map showing which section your home is in, and the CC&Rs for that section on our website (www.adamsrunhoa.com/ccr.htm).

Although most of the provisions in the CC&Rs pertain to the actual building of homes in the subdivision, such as square footage, types of materials, etc., there are provisions regarding such things as fences, outbuildings, permitted animals and such. You should have been provided a copy of the CC&Rs when you purchased your home, but if not, you can download from the above link.

A couple of points to remember:

1. The HOA did not create the CC&Rs, the developer did. They can be changed, but only by an affirmative vote of 75% of the homeowners.
2. There are provisions to allow for enforcement of the CC&Rs. Should you feel you have a complaint concerning a resident, please complete the complaint form located at <http://www.adamsrunhoa.com/complaint-form.pdf>. If at all possible email it to the Deeds email address (deeds@adamsrunhoa.com) to void delays. The HOA is not a governmental unit. Some complaints might be more appropriately handled by Louisville Metro, since it could be a code violation, but not covered by the CC&Rs.

Property Upkeep

As a property owner/resident you are expected to maintain your property. This includes the easements. Even if it is outside your fence. We understand that this has been a very strange year, and we are at that point in the year where no one really enjoys doing yard work, but PLEASE keep the weeds down. In the event of a flagrant violation, the HOA does have the right under the CC&Rs to do this maintenance and to bill you for it.

Fiber Internet coming to (parts of) Adam's Run.

AT&T has notified us that they will be installing fiber in the sections of Adam's Run to the east of Cedar Creek Road. This will involve some digging. If you are in the affected area, they will be placing door hangers about a week before the install.

Improvement Requests

I suppose due to lockdown, work-from-home, and such, there have been many requests for improvements to properties. If you desire to make an improvement to your property, please complete the improvement request form <http://www.adamsrunhoa.com/request-form.pdf>. Again, emailing to the Deeds email box will greatly expedite the process.

Tom Neukam, Deeds Chairman

Grounds Report

For most of us, our homes represent our biggest financial investment. Keeping the neighborhood looking good helps protect the investment. When our houses go on the market, the potential buyer is looking not only at our house and yard, but the neighborhood as a whole.

Most Adams Run homeowners do an excellent job of keeping the exterior of their homes and yards looking good. Yards are routinely mowed, weeds and trash are picked up, shrubs are trimmed, front porches and side yards are clear of clutter, and exterior paint and wood is not peeling. Many even manage to have colorful plants and flowers for all of us to enjoy looking at it as we drive by.

Please take a few minutes and stand at your curb and look at your property. You may notice some things that can be improved. If you take some time to improve your curb appeal, both you and your neighbors will benefit—home values, as well as the overall enjoyment we all get as we drive through the neighborhood.

Also, don't forget to make sure you place your garbage cans on the curb and return them to their storage place, out of sight, in a timely manner. Thanks from all of us for being a good neighbor.

As a homeowner you are responsible for the following:

- Mowing the front, side and back yards. (Grass not to exceed 6" in height)
- Weeding and planting of flower gardens in the front, back and side yards.
- Re-seeding if necessary, so you have a great lawn!
- Removal of old debris (i.e. leaves, twigs, etc.), so you don't get bugs
- Edging - this gives your lawn the well manicured look
- Keeping your property well maintained.

Terry Campbell, Grounds Chair

Finance Report

We were able to complete the year within our budget. Due to unforeseen financial impact that a global pandemic has placed on our community, the board voted that:

- The present dues of \$175.00 shall remain at that rate for the coming year
- Large scale projects such as irrigation, major fountain repair be deferred

Your invoice for current HOA dues is included with this newsletter. PLEASE remit them on time. Late or non-payment results in increased effort and expenses to your neighbors and to yourself as additional fees will be assessed when appropriate.

If you do have questions regarding dues, please contact us at finance@adamsrunhoa.com Tom Neukam, Treasurer

Communications Report

Adams Run Annual Yard Sale was cancelled this year due to Covid 19. Hopefully it will resume in June 2021. Republic Services had a "Junk Pick-Up Day" on June 18th and will have another in the fall on October 22nd.

Most of the HOA meetings for 2020 have been virtual via Zoom due to Covid 19 instead of held at the Central Govt Center.
Gail Yates, Communications